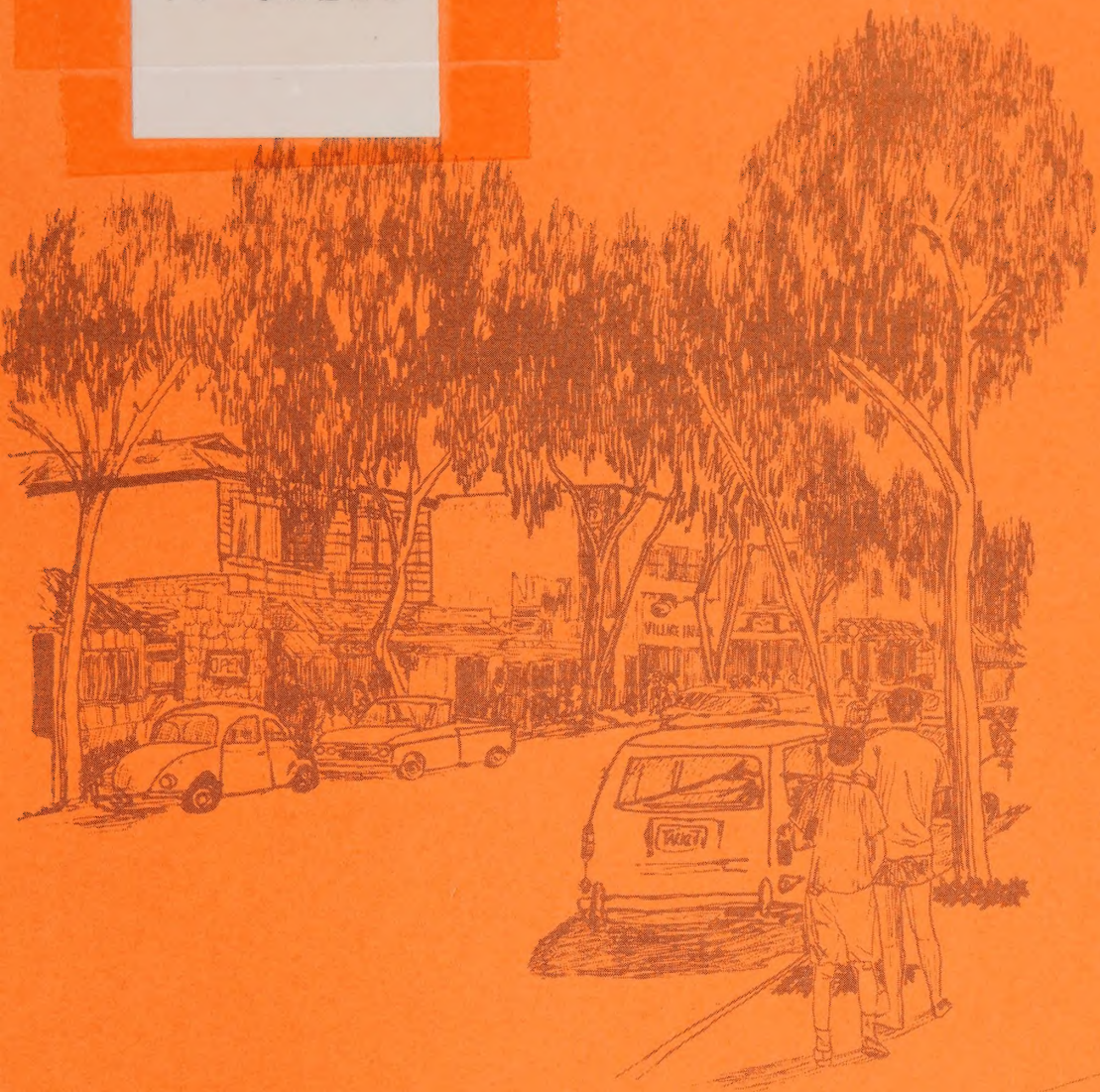


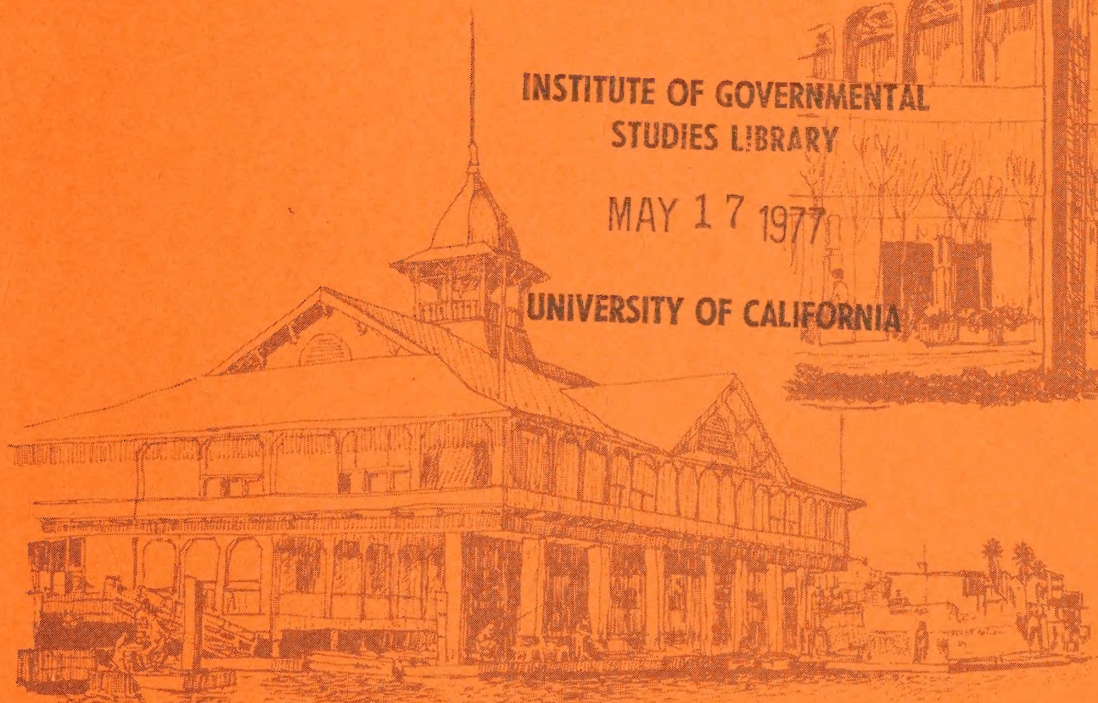
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LAND USE ELEMENT

NEWPORT BEACH GENERAL PLAN

LAND USE ELEMENT
OF THE CITY OF NEWPORT BEACH GENERAL PLAN

ADOPTED AND RECOMMENDED FOR APPROVAL
BY THE PLANNING COMMISSION

MARCH 29, 1973

*City planning Newport
Land Util Beach*

ADOPTED BY THE CITY COUNCIL

MAY 29, 1973

AMENDED DECEMBER 17, 1973

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RESOLUTION NO. 7986

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF NEWPORT BEACH ADOPTING THE LAND
USE ELEMENT OF THE NEWPORT BEACH
GENERAL PLAN

WHEREAS, a phase of the City's General Plan Program
has involved the preparation of a Land Use Element; and

WHEREAS, said Land Use Element sets forth objectives
and supporting policies which will serve as a guide for the
future planning and development of the City; and

WHEREAS, the Planning Commission of the City of Newport
Beach, pursuant to Section 707 of the Newport Beach City Charter,
has held public hearings to consider the adoption of the Land
Use Element as a part of the City's General Plan and has adopted
and has recommended that the City Council adopt said element; and

WHEREAS, the City Council has conducted a public hearing
to consider the adoption of the Land Use Element as a part of
the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council
of the City of Newport Beach does hereby adopt as a part of the
General Plan the Land Use Element described above, a copy of
which is on file in the office of the City Clerk.

ADOPTED this 29th day of May, 1973.

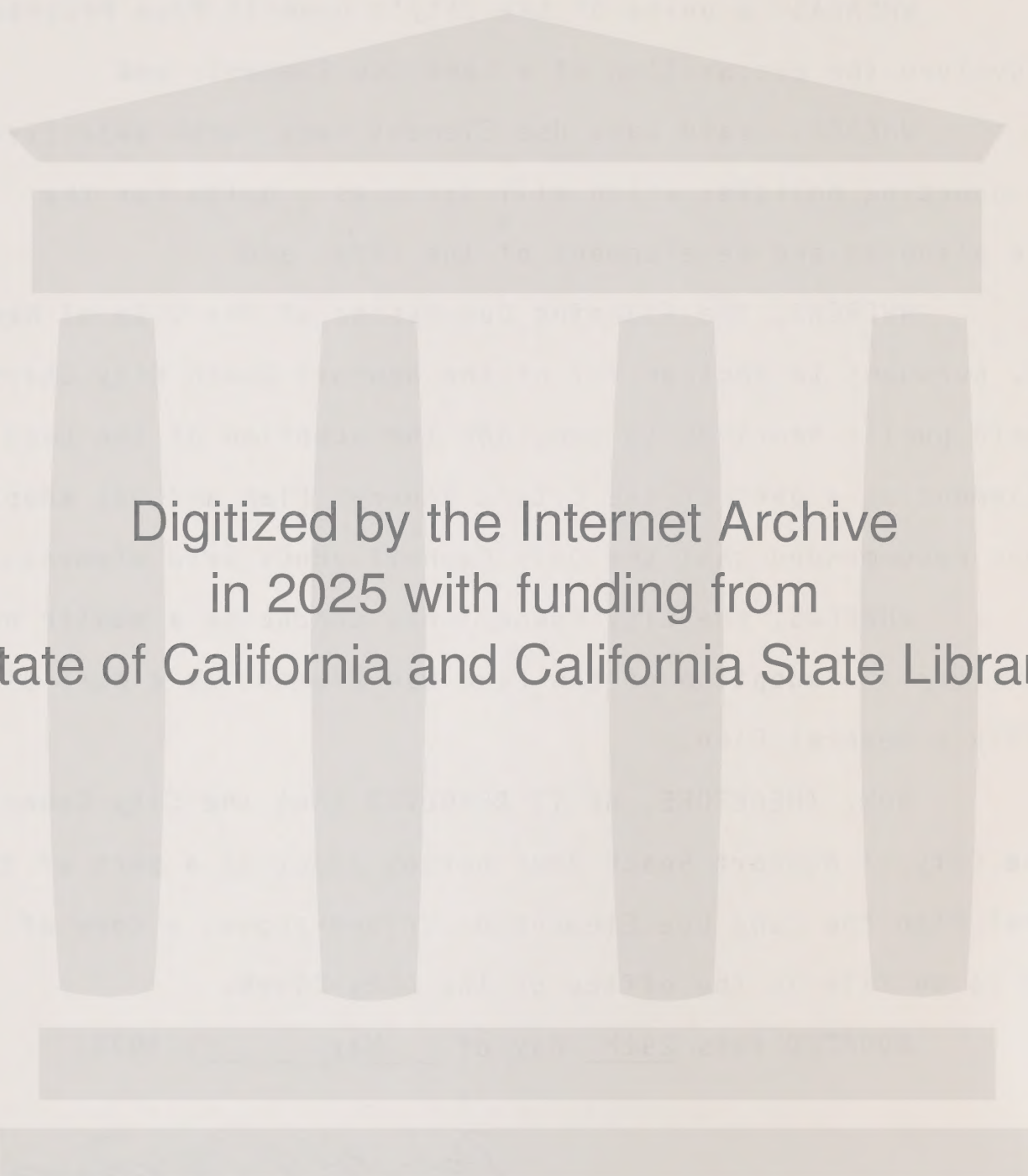
Donald G. McInnis
Mayor

ATTEST:

Laura Ragione
City Clerk

CERTIFIED AS A TRUE AND CORRECT COPY
Laura Ragione
CITY CLERK OF THE CITY OF NEWPORT BEACH

DATE: SEP 1973



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A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NEWPORT BEACH ADOPTING THE LAND
USE ELEMENT OF THE NEWPORT BEACH GENERAL
PLAN

WHEREAS, a phase of the City's General Plan Program
has involved the preparation of a Land Use Element; and

WHEREAS, said Land Use Element sets forth objectives
and supporting policies which will serve as a guide for the
future planning and development of the City; and

WHEREAS, pursuant to Section 707 of the City Charter
of the City of Newport Beach the Planning Commission has held
public hearings to consider the adoption of the Land Use
Element as a part of the City's General Plan.

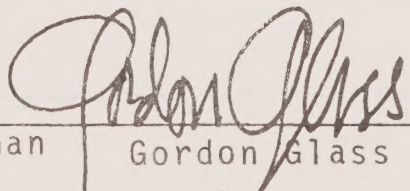
NOW, THEREFORE, BE IT RESOLVED that the Planning
Commission does hereby adopt and recommend to the City Council
the Land Use Element of the Newport Beach General Plan described
above, a copy of which is on file in the Newport Beach Community
Development Department.

Regularly passed and adopted by the Planning Commission
of the City of Newport Beach on the 29th day of March,
1973.

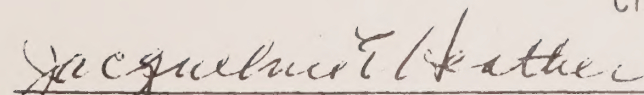
AYES: Beckley, Glass, Hazewinkel,
Heather, Martin, Rosener

NOES: None

ABSENT: Agee



Chairman Gordon Glass



Secretary Jacqueline E. Heather

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INTRODUCTION

The Land Use Element of the Newport Beach General Plan is a long-range guide to the development and use of all lands within the Newport Beach planning area, including both private and public projects. Although streets and highways are technically a use of land, they are not included since the street system is the subject of the Circulation Element. The Land Use Element includes this report and the accompanying map entitled, "Land Use Plan".

The Land Use Element should be regarded as an expression of public policy for land development. As such, it represents the "desirable" pattern for the ultimate, full development of the City of Newport Beach as determined at this point in time. As new information becomes available, or circumstances change, the Land Use Element may need to be amended. Thus, the Land Use Element is not a final "picture" of the future City of Newport Beach; it is an expression of what is desired for the future based on today's knowledge and circumstances, and, as such, is part of a continuous planning process requiring continuing research, policy review, and revisions of the Land Use Element. Such revisions of the Land Use Element must be made only after thorough study indicates the desirability of a revision.

GENERAL DESCRIPTION OF THE LAND USE PLAN

OVERALL CITY FORM

The City of Newport Beach has developed as a grouping of small communities or "villages", primarily due to the natural geographic form of the bay, which provides both physical division and unity, in the sense of a common, shared natural resource. Many of the newer developments, located inland from the bay, have been based on a "Planned Community" concept, resulting in a furtherance of the "village" form even where no major geographical division exists. The general character of most of these "village" areas is low-density residential and low-intensity commercial development, although there are a few areas of more intensive development providing both visual interest and activity centers.

The Land Use Element proposes that the City build on this existing "grouping of villages" form and character, and, where possible, strengthen both the physical identity and functional efficiency of this form through such means as:

- 1) use of open space corridors and buffers;
- 2) assuring harmonious groupings of land uses in each "village" area;
- 3) encouraging the development of an "individual character" for each "village" area, rather than attempting a city-wide, monotonous conformity;
- 4) provision of neighborhood commercial centers within or adjacent to the "village" areas;
- 5) provision for public and semi-public facilities (schools, parks, churches, etc.) within each "village" area;

- 6) controlling the density of residential uses (as discussed in the "Residential Growth Element"); and
- 7) controlling the intensity of commercial uses (as discussed below).

The City shall encourage the formation of independent municipal advisory groups within each of the villages that go to make up the City and the City will cooperate with such village representatives for the improvement of the environment and physical facilities within its villages.

MAJOR LAND USE PLAN DESIGNATIONS

The Land Use Plan illustrates the proposed use and development of all lands in four major categories:

1. Residential
2. Commercial
3. Industrial
4. Public, Semi-Public, and
Institutional

These major categories are then broken down into sub-categories, as described below. The uses included should be considered as predominant, proposed uses. It is recognized that in many cases there are existing uses that do not fit the designation. The Land Use Element does not propose that these "nonconforming" uses be phased out, except where specifically discussed.

In some cases a mixture of two or more types of land use may be desirable. This is indicated by alternating stripes of the appropriate coding colors. For example, the "Cannery Village" area

is designated for a mixture of General Industry with Recreational and Marine Commercial; other areas are designated for a mixture of Retail and Service Commercial with Administrative, Professional, and Financial Commercial.

Certain areas have been designated for further, more detailed study, leading to the development of Specific Area Plans for physical improvement. These Specific Area Plans may include local street pattern revisions, parking areas, public improvements in the street rights-of-way (such as landscaping, lighting, street furniture, signs) and architectural design standards and criteria for private development. An example of what can be accomplished with architectural design standards and criteria is the Marine Avenue commercial district on Balboa Island; although this was accomplished by cooperation of the property owners in the area, City participation will be required to effect similar improvements in other areas.

Certain areas have been designated for open space with alternative uses in case the preservation of the area as open space proves infeasible. These areas are bounded by a "dot and dash" line, with the alternate use shown by colored dots.

Residential

Areas designated residential are to be predominantly used for residences in permanently constructed residential buildings; however, there are certain "community service" uses (such as schools, churches, civic organization buildings, club houses, and recreational facilities) which, with proper location and design, are appropriate uses within areas with a residential designation.

The residential designations are based on the "Residential Growth Element" of the General Plan.

Although the Land Use Element does address itself to residential housing types and the harmonious grouping of land uses, it does not specifically discuss development standards at the scale of the individual lot. Clearly definable problems remain unsolved in the "older residential sections" of the City. These detailed problems will be resolved when new development standards for parking and outdoor living areas, setbacks, etc. are developed in conjunction with the review and revision of the Zoning Ordinance. These new development standards will be based on the adopted General Plan objectives and policies.

LOW DENSITY RESIDENTIAL:

Included in this sub-category are separate residences, as well as attached residences constructed on individual lots with varying densities up to a maximum density of ten dwelling units per gross acre. (Most of the areas in this sub-category are designated for densities much lower than ten dwelling units per gross acre.) In the large undeveloped areas designated Low Density Residential, a mixture of housing types including some multi-family will be permitted as long as the overall density does not exceed the density proposed herein.

TWO-FAMILY RESIDENTIAL:

This sub-category includes residences where two dwelling units are constructed on one lot, either attached or separate.

MULTI-FAMILY RESIDENTIAL:

This sub-category includes residences where three or more

dwelling units are constructed on one lot. Also included are "row houses" where the density exceeds ten dwelling units per gross acre.

Commercial

Areas designated commercial are to be predominantly used for the conduct of private business ventures; however, there are certain non-business uses, such as post offices and public parking, which are appropriate in commercially designated areas.

The intensity of commercial development in all areas will be controlled through use of a "floor area ratio" ordinance, which will be developed after more detailed study of each commercial area.

RETAIL AND SERVICE COMMERCIAL:

It is intended that business uses in this category be limited to retail sales, personal and professional services, hotels and motels, and commercial recreation, with offices permitted only if they are ancillary to, and on the same lot as, another primary use which provides goods or services directly to the public. In those areas designated as "Retail and Service Commercial" only, separate "corporate office buildings" would be prohibited in order to (1) assure "continuity of shopping" and contiguity of mutually-supportive businesses, and (2) limit the potential traffic volumes in those areas (large office buildings are heavy traffic generators; this "office traffic" may interfere with "shopping traffic", adversely affecting the economic viability of commercial areas). In other areas, where appropriate, a

mixture of Retail and Service Commercial and "office" (Administrative, Professional and Financial) is indicated on the Land Use Plan.

ADMINISTRATIVE, PROFESSIONAL, AND FINANCIAL:

Included in this category are offices (either ancillary or separate), services, hotels and motels, and convalescent homes, with some limited retail uses (such as restaurants) which are supportive of the predominant uses.

RECREATIONAL AND MARINE COMMERCIAL:

Included in this category are marinas, boat and marine supply sales, boat repair and servicing, sport fishing establishments, restaurants, specialty shops, hotels, and motels, with offices permitted only if they are ancillary to, and on the same lot as, another primary use. Separate "corporate office buildings" would be prohibited for the reasons listed under "Retail and Service Commercial" and to preserve those unique sites, generally adjacent to the Bay, most suited for recreational commercial use. (Also, recreational commercial uses usually provide public physical and/or visual access to the Bay, whereas office buildings generally do not.)

Industrial

Areas designated industrial are to be predominantly used for research, development, or manufacture of products; however, certain nonindustrial uses, such as professional services, warehouses, fire stations, and utility substations are appropriate.

GENERAL INDUSTRY:

This sub-category includes research, development and manufacturing firms, professional services (such as architecture or engineering), warehouses and wholesale sales, with retail sales or offices only if they are ancillary to, and on the same lot as, another primary industrial or professional service use.

Public, Semi-Public, and Institutional

Areas designated public, semi-public, and institutional are to be predominantly used for publicly-owned facilities and open space, or privately-owned facilities of an open space nature which are open to use by the general public; however, certain non-public and non-open space facilities, such as country clubs, may be appropriate. (Many existing and proposed public facilities and parks are too small to be designated on the Land Use Plan; these will be dealt with in the Community Facilities Element and the Recreation and Open Space Element.

While the Land Use Plan designates both publicly and privately-owned properties as "open space", as required by the State Government Code, it is recognized that privately-owned property cannot legally be zoned as open space unless the City intends to purchase the property immediately, or unless the property owner agrees to the open space zoning. Therefore, the privately-owned properties designated as open space on the Land Use Plan must be zoned for some legitimate development until such time as (1) an agreement is reached with the property owner for rezoning to open space, or (2) the City, or other governmental agency, is ready to purchase

the land or an open space easement over the land.

GOVERNMENTAL, EDUCATIONAL, AND INSTITUTIONAL FACILITIES:

This sub-category includes the City Hall, the City Yard, fire stations, libraries, reservoirs, utility substations, schools, etc.

RECREATIONAL AND ENVIRONMENTAL OPEN SPACE:

This sub-category includes major parks, wildlife refuges, golf courses, bluffs, canyons and beaches.

LAND USE SUMMARY

The following chart illustrates the comparison between the existing, "Trend-Growth" projected, and proposed ultimate land use composition of the Newport Beach planning area. The "Trend-Growth" projected land use is based on a study conducted by the City's economic consultant, Development Research Associates, and represents the probable ultimate land use composition that would result under current zoning and market conditions.

This summary indicates that the amount of land allocated to commercial and industrial use by the Land Use Plan is, in general terms, economically feasible under the long-range market potential, as related to the "Trend-Growth" projection. However, within this long-range time span, there will undoubtedly be fluctuations of economic pressures and short-range market demands for development not in accord with the Land Use Plan, such as the demand for residential development in areas designated for commercial use. These short-range pressures shall not be allowed to usurp the

long-range opportunities and objectives of the Plan, such as assuring harmonious groupings of uses and assuring a continuing high commercial tax base. As indicated by the "Preliminary Cost Revenue System" developed by the Community Development Department, commercial uses are providing a major share of the City's revenues and are enabling the maintenance of a relatively low property tax rate. By the use of 10 year revenue and expenditure projections and by managing needed capital improvements, the City shall assure a favorable budget posture.

	Existing (as of 1-1-73)		"Trend-Growth" Projected		Proposed (based on Land Use Plan)	
	Acres ¹	% of Total	Acres	% of Total	Acres	% of Total
Residential	4,174	51%	5,090	64%	5,213	65%
Commercial	617	7%	1,336	17%	1,402	17%
Industrial	315	4%	648	8%	499	6%
Public and Institutional	585	7%	849	11%	931	12%
Vacant	<u>2,538</u>	<u>31%</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
TOTAL ²	8,229	100%	7,923 ³	100%	8,045 ⁴	100%

¹Gross acres, including net area plus interior streets and one-half of the perimeter streets, does not include public waterways or beaches.

²Does not include public waterways, tidal lands or beaches.

³Reduction due to projected conversion of land to water areas with harbor construction in West Newport.

⁴Increase over "Trend-Growth" projected total area due to revised estimate of the amount of land to be converted to water area with West Newport Harbor.

MAJOR LAND USE PROPOSALS FOR EACH AREA

Following is an area-by-area discussion of the land use proposals for each section of the Newport Beach planning area. Residential uses have been covered in the "Residential Growth Element" of the General Plan and, therefore, are not discussed in detail here.

WEST NEWPORT AREA

For planning purposes, the West Newport area is defined as including all of the land within the current City boundaries west of 19th Street, the Bay, and Newport Boulevard north of Coast Highway, including the two unincorporated "island" areas north of the Coast Highway. Any development within this area should be developed in accordance with any future flood plain standards.

Following are the major proposals for the West Newport Area:

Beeco, Ltd. (Banning) Property

This area, north of "Newport Shores" and extending easterly from the Santa Ana River is designated as a "Specific Area Plan" on the Land Use Plan. This will permit the development of an overall plan for the area after the completion of investigation of economic and physical feasibility of a small craft harbor in the lowlands area extending northward into Costa Mesa.

Such a harbor, if feasible, would provide full marina, marine service, and commercial

recreational facilities. In addition, a public riding and hiking trail and parking area is proposed as part of the county-wide Santa Ana Greenbelt Project. The remainder of the land would be used for residential development as discussed in the "Residential Growth Element", modified, if necessary, to relate to the overall harbor plan.

If the harbor is not feasible, alternate plans, including residential with associated commercial service facilities, should be considered. The property owners and the City should cooperate in the preparation of a plan for approval by the City at the time any land use proposals are made. The development shall be consistent with the criteria set forth in the General Plan.

Coast Highway Commercial Strip:

The Coast Highway commercial "strip" in West Newport is obviously in a state of economic and aesthetic decline. While much of this decline may be attributed to the spectre of the now defunct Pacific Coast Freeway, "strip" commercial development will not encourage the types of businesses needed to provide convenience goods and services

to nearby residences and would result in a continuation of the problems of traffic conflicts and poor interfaces with adjacent residential uses.

This area has been designated as a "Specific Area Plan" in order to resolve problems of access, parking, and buffering of residential uses.

State Highway Right-of-Way:

The vacant State Highway right-of-way on the south side of the Coast Highway opposite "Newport Shores", and on the north side along the Bluffs near Newport Boulevard will be preserved as open space, to be used for parking, public recreational and visual-environmental purposes.

Industrial Area near Hoag Hospital:

The existing industrial area near Hoag Hospital will be preserved, with the provision for limited expansion of the industrial uses.

Cannery Village and McFadden Square:

The "Cannery Village" industrial, marine service, and specialty shop area and the "McFadden Square" area has been designated as a mixture of "Recreational and Marine Commercial"

and industrial land use. This area shall be preserved and enhanced by: (1) prohibiting the encroachment of separate residential uses; (2) developing a "Specific Area Plan" to resolve existing orientation, access, and parking problems, and improve the visual environment; and (3) development of a plan and program to preserve the marine repair and service uses in the "Cannery Village" area.

Lido Peninsula:

The Lido Peninsula is a unique area of the City with a wide variety of existing and potential uses. It is particularly suited to planned development concepts if and when substantial changes in existing uses are undertaken. Meanwhile, all existing uses should be allowed to continue and be upgraded, but any substantial changes should be subject to an approved area plan.

It is desirable that the commercial area in future-planned development include marine and recreation-oriented commercial uses, with emphasis on marine repair and service uses in association with boat sales, restaurants, hotels, motels, and specialty shops. The

planned development may include residential uses as well as the uses stated above. That part of the area devoted to residential development should not exceed fifteen dwelling units per gross acre. The proportion of land area devoted to existing residential use including the mobilehome parks, as compared to land area devoted to other uses, should not be increased.

It is proposed that:

- 1) Existing uses be continued, and that repairs, replacements, and remodeling that upgrade and are consistent with those uses be encouraged; provided, however, that when such repairs, replacements, and remodeling enlarge the scope or change the character of such uses, a use permit shall be required; and
- 2) The area be designated as a Planned Development district in which substantial changes in existing uses shall comply with an area plan to be prepared by the owner(s) and approved by the City.

LIDO ISLAND AREA

No changes in the Lido Island land use pattern are

proposed.

BALBOA PENINSULA AREA

For planning purposes, the Balboa Peninsula area includes all of the Peninsula east of 19th Street.

Following are the major non-residential land use proposals for the Balboa Peninsula:

Central Balboa Commercial Area:

It is proposed that a "core" area of commercial uses be preserved by: (1) rezoning certain blocks and portions of blocks on the fringe of the commercial district to residential, as discussed in the "Residential Growth Element", (2) prohibiting the encroachment of residential uses (and separate office building uses) into the remaining commercial "core" area (to maintain continuity of shopping, contiguity of mutually-supportive uses, and the long-range viability of commercial uses), and (3) the development of a "Specific Area Plan" to resolve problems of access, orientation, and parking, and to enhance the visual environment.

Commercial Uses at 15th Street:

It is proposed that the commercial uses at 15th Street be maintained. These include a service station, market, and coffee shop which provide needed convenience goods and services

for both the visitor and nearby residents.

Marinapark:

Marinapark shall continue as a mobilehome park until such time as that use is phased out, at which time the property shall be rezoned to the OS - Open Space District.

BALBOA ISLAND AND PROMONTORY BAY AREA

For planning purposes, the Balboa Island and the Promontory Bay Area includes Balboa Island, Harbor Island, Linda Isle, and all of the land south of Coast Highway between the Bay and Jamboree Road.

On Balboa Island a combination of commercial and residential uses may be permitted on Marine Avenue and Agate Avenue in accordance with a commercial/residential zone to be developed.

The only major land use change proposed, other than the "building-out" of the approved residential developments, is as follows:

"Beacon Bay" Area:

It is proposed that in keeping with the uniqueness of this site that a multiplicity of uses be considered. The exact nature of the development should be determined by a Specific Area Plan to be prepared prior to the expiration of the current lease. Said plan is to be prepared within five years after the adoption date of the General Plan.

CORONA DEL MAR AREA

The only major proposal for the Corona del Mar area (which includes all of the land south of the Coast Highway and the "Fifth Avenue Extension", between Jamboree Road and the Eastern City boundary) is that "Buck Gully" and "Morning Canyon" be preserved as open space. No major change in the Corona del Mar land use pattern is proposed. It is proposed that a "Specific Area Plan" for the preservation and enhancement of the commercial strip be developed, including appropriate architectural design criteria and off-street parking standards.

NEWPORT HEIGHTS, CLIFF HAVEN, AND MARINERS' MILE AREA

For planning purposes, this area includes all land south of the City boundary and 16th Street, from Newport Boulevard east to Dover Drive and south to the Bay and off-street parking standards.

The commercial area along Coast Highway known as "Mariners' Mile" has been designated as a "Specific Area Plan" area, in order to resolve problems of traffic conflicts, parking, and access; to enhance the visual environment; and to preserve existing marine uses.

Other than the residential proposals contained in the "Residential Growth Element:", there are only two major land use proposals in this area:

"Old Newport Boulevard" Area:

The existing commercial district in this area is obviously in a state of economic decline,

due mainly to the problems of poor orientation and access (created with the realignment of Newport Boulevard).

It is proposed that a "Specific Area Plan" be developed for this area and that the City encourage redevelopment of most of the existing uses to administrative and professional uses, possibly related to Hoag Hospital, such as: medical and professional offices, and medical technician, nursing schools, with some limited residential uses such as convalescent homes and nurses' quarters.

Balboa Bay Club Site:

It is proposed that in keeping with the uniqueness of this harbor front site, that the City study a multiplicity of uses. The exact nature of the development will be determined by a Specific Area Plan to be prepared prior to the expiration of the current lease. Said plan is to be prepared within five years after the adoption date of the General Plan.

DOVER SHORES, WESTCLIFF, HARBOR HIGHLANDS AND SANTA ANA HEIGHTS AREA

For planning purposes, this area includes all land in the City on the west side of the Upper Bay, north of Coast Highway, and the unincorporated "Santa Ana Heights" area.

The major land use proposals in this area involve the two large vacant sites adjacent to the Bay, and the "Santa Ana Heights" area.

"Castaways" Site:

It is proposed that the portion of this site south of the extension of 16th Street be used for recreational commercial purposes (restaurant, marina, etc.) and that the remainder of this site, other than the existing church, be developed residentially, as discussed in the "Residential Growth Element".

Vacant Site Northwest of Upper Bay:

It is proposed that this entire site be preserved as open space related to the "Upper Bay Wildlife Reserve"; however, provision is made for alternative development in case the preservation of this site as open space proves infeasible.

Alternative development shall include residential uses in accordance with a plan to be approved by the City at a maximum density of 6 dwelling units per gross acre as discussed in the Residential Growth Element.

"Santa Ana Heights":

It is proposed that the large-lot, low-density, single-family uses in the majority of the area and the commercial uses on Bristol Street be continued. It is further proposed that no

higher-density residential development be permitted.

UPPER NEWPORT BAY AREA

It is proposed that the Upper Newport Bay area (from the "Dunes" area north), including both the water and adjacent land areas that are designated as open space on the Land Use Plan, be acquired as a public "wildlife refuge" and "nature study" area, with the cooperation and participation of appropriate County, State and Federal agencies.

If public acquisition does not occur, any development in this area will be limited to a low-intensity residential development or a recreational commercial development of an open space nature. Because of the unique environmental characteristics of this area and the inherent problems with development under conventional zoning, this area will be rezoned to a, yet to be developed, zone which will permit development only with a Planned Community District application. The environmental impact of any proposed use of this area will be carefully evaluated. Any development within this area should be developed in accordance with any future flood plain standards.

BLUFFS, EASTBLUFF AND DUNES AREA

For planning purposes, this area includes all land between the Upper Bay and Jamboree Road north of Coast Highway.

The major land use proposals are as follows (no change to the Bluffs and Eastbluff land use pattern is proposed):

"Mouth" of Big Canyon:

This area is shown as open space as part of the "Upper Bay Wildlife Refuge", with provision for alternate use if preservation of this area as open space proves infeasible.

Vacant Site North of Newporter Inn:

It is proposed that most of this site be developed residentially, as discussed in the "Residential Growth Element", with a small southerly portion used for recreational commercial purposes, such as the expansion of the Newporter Inn. The exact boundary between these two uses is not precise and can be determined when a development proposal is received.

Newport Dunes Park:

It is proposed that the County-owned Newport Dunes area remain as a public, marine-oriented park, in keeping with the uniqueness of this valuable public resource.

Bay Side Village Mobilehome Park and Boat Launching Area:

This area has been designated as "recreational and marine commercial" with the intent of encouraging such uses as: boat launching and storage, marinas, restaurants, hotels and motels, tennis courts, etc. The intensity of these uses should be limited, in

view of traffic generation and environmental impact. It is probable that the mobilehome park will be phased out as land values and market demand increase. Meanwhile, all existing uses should be allowed to continue and be upgraded, but any substantial changes should be subject to an approved area plan.

NEWPORT PLACE AND KOLL CENTER AREA

This area includes all land within the City north of Bristol Street. No change from the existing land use pattern and the approved development under the Planned Community Districts is proposed.

PHILCO-FORD AND NORTH FORD AREA

For planning purposes, this area includes all land between Jamboree Road and MacArthur Boulevard, from Ford Road north to Bristol Street.

The designations on the Land Use Plan represent the existing Philco-Ford plant and the proposed "North Ford" planned community development, and indicate industrial use extending north to an open space linkage along the flood control channel. North of the flood control channel, commercial development is proposed. (This site is probably too small and isolated for industrial use.)

BIG CANYON AREA

No change is proposed to the land use pattern approved with the "Big Canyon" planned community district other than the residential density proposals in the "Residential Growth

Element".

NEWPORT CENTER AREA

The Newport Center area includes all land bounded by Coast Highway, Jamboree Road, San Joaquin Hills Road, and MacArthur Boulevard.

The major land use proposals for this area, other than residential uses which are covered in the "Residential Growth Element", are as follows:

Administrative, Professional and Financial Area:

The area designated "Administrative, Professional, and Financial" is intended to provide for a continuation of the predominantly office uses into the vacant portions; however, it is proposed that a detailed examination be made to determine the additional floor area of future office buildings that can be accommodated while assuring adequate traffic capacity of adjacent streets. (This will require detailed study and the development of a "floor area ratio" ordinance, as previously discussed.)

"Mixed Administrative, Professional, Financial and Recreational Commercial" Area:

This area would provide for a continuation of office uses and would also be suitable for such recreational commercial uses as: restaurants,

hotels and motels, tennis and health clubs, etc.

"Governmental, Educational, and Institutional Facilities" Area:

The areas designated "Governmental, Educational, and Institutional Facilities" include the existing fire station and proposed police facility.

HARBOR VIEW AREA

For planning purposes, this area includes all land within the City north of Fifth Avenue and east of MacArthur Boulevard, and the unincorporated "island" portion of the Pacific View Memorial Park.

No major change is proposed to the existing land use pattern or to the development which will occur based on the approved Planned Community Districts, other than the residential density proposals contained in the "Residential Growth Element". It is proposed that "Buck Gully" and the vacant area between Fifth Avenue and Sandcastle Drive, east of Marguerite Avenue, be preserved as open space for public recreational use. It is recognized, however, that much of this vacant area may be used as a "transportation corridor". Also, since public acquisition of this area may prove infeasible, alternative private residential development, as discussed in the Residential Growth Element, is indicated.

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AMENDMENTS

Listed below are the official amendments to the Land Use Element, as adopted by the City Council. These amendments are not reflected in the text or maps contained in this Element.

General Plan Amendment Number	Date of City Council Adoption	Amendment
6	July 22, 1974	Amend the Land Use Plan (map) to change the designation of the "Fun Zone" site (at the intersection of Palm Street and Bay Avenue on the Balboa Peninsula) from "Multi-Family Residential" to "Retail and Service Commercial".
8	July 22, 1974	Amend the Land Use Plan (map) to change the designation of the property at the southeast corner of Jamboree Road and Santa Barbara Drive from "Recreational and Commercial Open Space" to "Administrative, Professional, and Financial Commercial".
11	Dec. 9, 1974	Change the designation of the property on the north side of the future Corona del Mar Freeway, between Jamboree Road and MacArthur Boulevard, on the Land Use Plan to indicate that either "Retail and Service Commercial" or "Administrative, Professional, and Financial Commercial" or a mixture of the two, is an acceptable use.
12	Dec. 9, 1974	Amend the Land Use Plan to change the land use designation from "Multi-Family Residential" to a designation which would provide for "Administrative, Professional and Financial Commercial" use as an alternate use in the area on the northeast side of Lido Park Drive between 28th Street and Lafayette Avenue.
15	Dec. 9, 1974	Amend the Land Use Element for the property south of Farallon Drive and its extension to

General Plan Amendment Number	Date of City Council Adoption	Amendment
		MacArthur Boulevard in Newport Center, extending the "Recreational and Marine Commercial" designation, conjunction with "Administrative, Professional and Financial Commercial" (as currently designated), northerly to Farallon Drive and its extension to MacArthur Boulevard.
14	Jan. 13, 1975	Amend the Land Use Plan (map) to revise the open space designations in the Harbor View Hills area by deleting the open space "paseo" adjacent to the San Joaquin Reservoir and by reducing the extent of the open space designation on the southerly side of Spyglass Hills Road.
19	March 24, 1975	Amend the Land Use Plan (map) to change land use designation of lot at 809 East Bay Avenue (in Central Balboa) from "Retail and Service Commercial" to "Two-Family Residential".
22	May 12, 1975	Amend the Land Use Plan (map) to add a Specific Area Plan designation to the "Old Newport Boulevard" area (including all commercially-zoned property fronting on Old Newport Boulevard and the R-2 zoned property north of the Arches).
18	July 28, 1975	Amend the Land Use Plan (map) to designate the fifty-acre site north of Pacific View Memorial Park as "Low-Density Residential".
20	July 28, 1975	Amend the Land Use Plan (map) to change the land use designation for the property on the north side of Coast Highway easterly of Jamboree Road from "Low Density Residential" to "Administrative, Professional, and Financial Commercial".
26	Nov. 10, 1975	1. Amend the Land Use Element text to create a "Medium-Density Residential" category to include

General Plan Amendment Number	Date of City Council Adoption	Amendment
		developments of more than four dwelling units per buildable acre with a maximum density of ten dwelling units per buildable acre. 2. Amend the Land Use Element text to change "Low-Density Residential" from a maximum of ten dwelling units per gross acre to a maximum of four dwelling units per buildable acre. 3. Add a numerical designation indicating the maximum number of dwelling units permitted on each large undeveloped site. 4. Amend the Land Use Plan (map) as required for consistency with the above changes.
30	Nov. 10, 1975	1. Amend the Land Use Element text in reference to the Upper Bay area on Page 20 with the addition of the following to Paragraph 1: "A major portion of the Upper Bay recommended for public acquisition was incorporated into the Upper Newport Bay Ecological Reserve as of April, 1975. A management plan will be prepared by the State Department of Fish and Game with the cooperation of the City and County". and the first sentence of Paragraph 2 to read: "If public acquisition of the remaining area designated as open space does not occur, any development in this area will be limited to low-intensity residential development or a recreational-commercial development of an open-space nature." 2. Amend the Land Use Plan (map) to change the designation from

General Plan Amendment Number	Date of City Council Adoption	Amendment
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General Plan Amendment Number	Date of City Council Adoption	Amendment
		"Open Space with Alternate Residential Use" to "Recreational and Environmental Open Space" for Shellmaker Island and the two unnamed islands, the area within the Ecological Reserve adjacent to Jamboree Road, and the publicly-owned land easterly of Irvine Avenue and 23rd Street.
33	January 12, 1976	Amend the Land Use Plan (map) to change the designation from "Multi-Family Residential" to "General Industry" for that portion of the County Triangle north of the extension of Medical Lane (private) and westerly of Placentia Avenue.
31	February 9, 1976	1. Amend Land Use Plan (map) to change the designation of the undeveloped portion of the Aeronutronic-Ford site to include "General Industry", "Administrative, Professional and Financial Commercial" and "Residential" as alternate uses. 2. Add wording to Page 22 of the Land Use Element as follows: "In view of the potential adverse traffic impacts which may result from development in the areas adjacent to the Aeronutronic-Ford facility, the P-C District development application will be required to incorporate a development phasing approach, and other use, intensity, design and operational measures as required to assure that the traffic generated by the development will not cause an adverse impact. Any proposal for development shall include an environmental impact report which shall cover, in addition to other requirements, a marketing

General Plan Amendment Number	Date of City Council Adoption	Amendment
		analysis, a cost/revenue analysis, an analysis of the relationship of the jobs in the area to the living location of the employees, and the effect on air traffic.
76-1-B	March 22, 1976	Amend the Land Use Plan (map) to change the designation of a portion of the industrially-designated area of the Newport Place Planned Community (at the corner of Bristol Street and Spruce Avenue) to a mixture of "Administrative, Professional and Financial Commercial" and "Retail and Service Commercial".
76-1-C	March 22, 1976	Amend the Land Use Plan (map) to change the designation of a portion of the industrially-designated area of the Koll Center Newport Planned Community (at the intersection of Jamboree Road and Birch Street) to a mixture of "Administrative, Professional and Financial Commercial" and "Retail and Service Commercial".
76-2-A	July 26, 1976	1. Amend the Land Use Plan (map) to change the designation for the property at the southeast corner of Bayside Drive and Marine Avenue to allow a mixture of "Administrative, Professional and Financial Commercial", "Recreational and Environmental Open Space", and "Recreation and Marine Commercial". 2. Add wording to Page 16 of the Land Use Element text as follows: "Any development of the property at the southeast corner of Marine Avenue and Bayside Drive should assure that a view triangle, with its apex at the intersection of Marine Avenue and Bayside Drive, is maintained

General Plan Amendment Number	Date of City Council Adoption	Amendment
		"Open Space with Alternate Residential Use" to "Recreational and Environmental Open Space" for Shellmaker Island and the two unnamed islands, the area within the Ecological Reserve adjacent to Jamboree Road, and the publicly-owned land easterly of Irvine Avenue and 23rd Street.
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		and that adequate public access to the Bay is provided. The appearance of structures shall be compatible with, and not offensive to, the surrounding area. In order to assure that these objectives will be reached, Planning Commission approval of the development plans will be required. If necessary, the property will be rezoned to accomplish the above."
76-3-A	November 22, 1976	An amendment to the Land Use Element to change the designation of four lots at the southeast corner of Dahlia and Fifth Avenues in Corona del Mar from "Retail and Service Commercial" to "Two-Family Residential".
76-3-B	November 22, 1976	An amendment to the Land Use Element to revise the open space and paseo system in Harbor View Hills for consistency with adopted Planned Community development plans.
76-3-C	November 22, 1976	An amendment to the Land Use Element adjusting and clarifying Specific Area Plan boundaries for the Cannery Village/McFadden Square and Central Balboa Specific Area Plans.
76-3-E	November 22, 1976	An amendment to the Land Use Element changing the designation of existing commercial uses on the south side of East Coast Highway easterly of Bayside Drive from "Recreational and Marine Commercial" to "Retail and Service Commercial", to reflect existing uses.
76-3-F	November 22, 1976	An amendment to the Land Use Element text adding a discussion of the possibility of residential development on the undeveloped portion of the Aeronutronic -

General Plan Amendment Number	Date of City Council Adoption	Amendment
		Ford site, to reflect the previously-adopted General Plan Amendment No. 31, as follows: "In accordance with General Plan Amendment No. 31 (adopted by the City Council February 9, 1976) residential development may be approved by the Planning Commission and City Council as an alternate use for the currently undeveloped portion of the Aeronutronic-Ford site, with specific density limits and development standards to be determined at such time as the property owner submits development plans for City approval."
76-3-G	November 22, 1976	An amendment to the Land Use Element text adding a section on zoning and general plan consistency.
76-3-H	November 22, 1976	An amendment to the Land Use Element text adding a statement to the effect that the property near Island Avenue and Balboa Boulevard, currently zoned and developed for commercial purposes, may remain in a commercial district until the commercial uses are discontinued, at which time rezoning to a residential district will be considered.
76-3-I	November 22, 1976	An amendment to the Land Use Element changing the designation of property at 807 East Bay Avenue from "Retail and Service Commercial" to "Two-Family Residential".
76-3-J	November 22, 1976	An amendment to the Land Use Element designating state-owned property, adjacent to West Coast Highway between the Santa Ana River and Newport Boulevard, for the preparation of a Specific Area Plan.

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Land Use Element Amendment Sheet -- Page 8

General Plan Amendment Number	Date of City Council Adoption	Amendment
76-3-K	November 22, 1976	An amendment to the Land Use Element text revising the description of permitted uses in areas designated "General Industry" to permit separate office uses in certain areas.
77-1-A	March 28, 1977	Changed designation of five lots at 207-215 19th Street on the Balboa Peninsula from "Two-Family Residential" to "Multi-Family Residential".
77-1-D	March 28, 1977	Expanded boundaries of the Corona del Mar Specific Area Plan to include residential areas north and south of Coast Highway.
77-1-F	March 28, 1977	Changed designation of four lots at the southeast corner of Dahlia and Fifth Avenues in Corona del Mar from "Two-Family Residential" to "Retail and Service Commercial" and "Administrative, Professional and Financial Commercial".

NEWPORT BEACH LAND USE PLAN

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL

COMMERCIAL

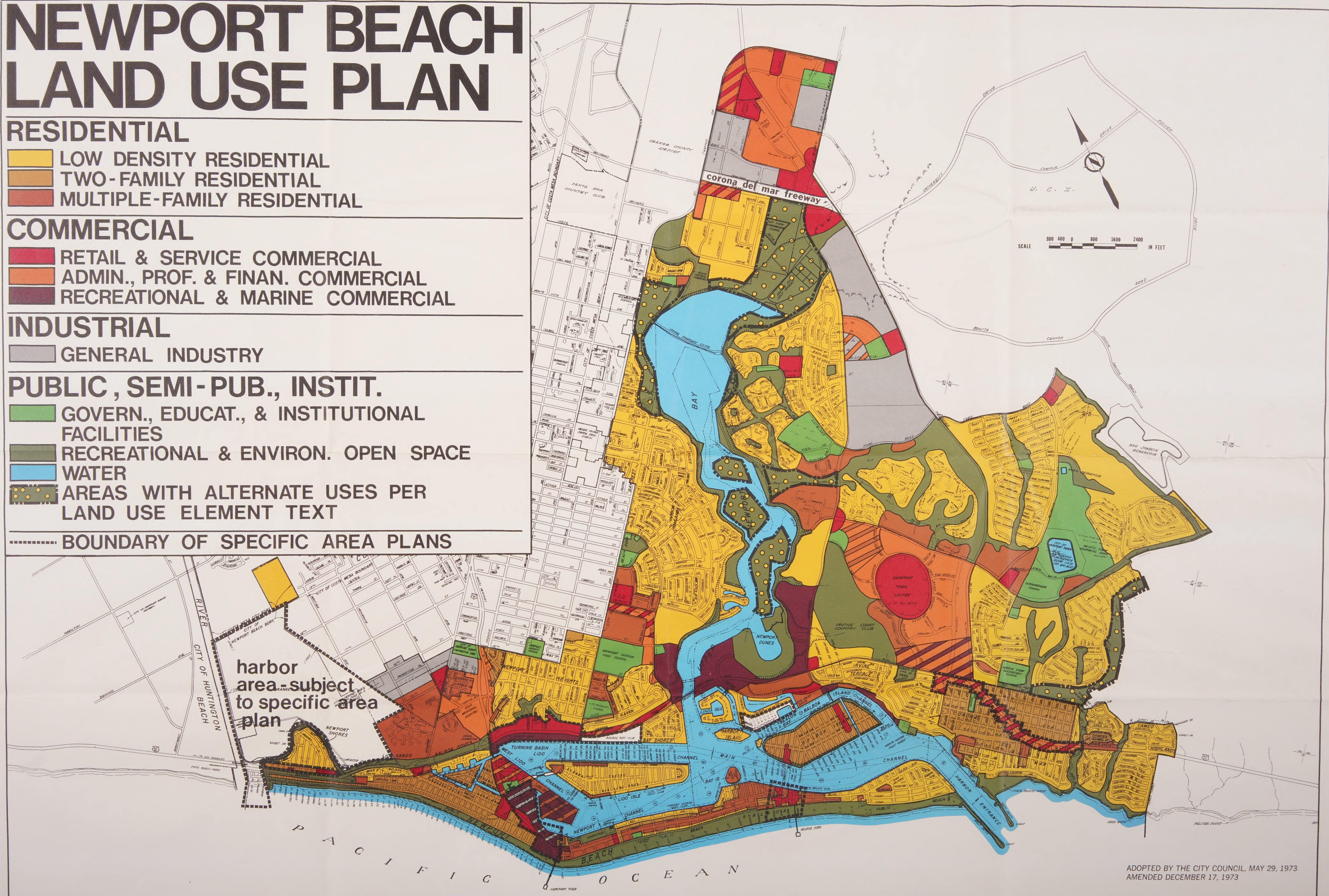
- RETAIL & SERVICE COMMERCIAL
- ADMIN., PROF. & FINAN. COMMERCIAL
- RECREATIONAL & MARINE COMMERCIAL

INDUSTRIAL

- GENERAL INDUSTRY

PUBLIC, SEMI-PUB., INSTIT.

- GOVERN., EDUCAT., & INSTITUTIONAL FACILITIES
- RECREATIONAL & ENVIRON. OPEN SPACE
- WATER
- AREAS WITH ALTERNATE USES PER LAND USE ELEMENT TEXT
- BOUNDARY OF SPECIFIC AREA PLANS



ADOPTED BY THE CITY COUNCIL, MAY 29, 1973
AMENDED DECEMBER 17, 1973

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